

FORMER TCSH POWER PLANT BUILDING GRAND TRAVERSE COMMONS



Building Assessment Status
October 31, 2019

The Minervini Group LLC

FORMER TCSH POWER PLANT BUILDING ASSESSMENT

Impediments to Redevelopment



- ▶ Building size (26,000 sf) advantage & disadvantage
 - 48 ft & 36 ft high ceilings on main level, 12 ft basement
 - Intermediate floors needed
 - SHPO Constraints re: changes to structure
- ▶ Multiple users likely needed for feasible re-use

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Impediments to Redevelopment (cont.)



- ▶ Adverse conditions = redevelopment challenges
- ▶ Daunting, unknown hazardous materials
- ▶ Massive, integrated equipment
- ▶ *Supplemental assessments required and undertaken with GTCBRA support*

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Hazardous Materials Assessment:

- ▶ Asbestos Containing Material in building:
 - Pipe insulation, window/door glazing, fire doors, wall plaster, roofing material, misc equipment, caulking, tank & boilers insulation, floor tiles/mastic



Pipe insulation =

>20,000 lin ft

Misc. insulation =

>31,000 sq ft

Equipment containing ACM
= numerous

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► Hazardous Materials Assessment (cont'):



- **PCB Containing Electric Equipment, etc.:**
 - Transformers, electric panels, ballasts, drums
- **Lead Based Paint:**
 - Tanks, structural columns, staircases, platforms, basement walls, ceilings, etc.



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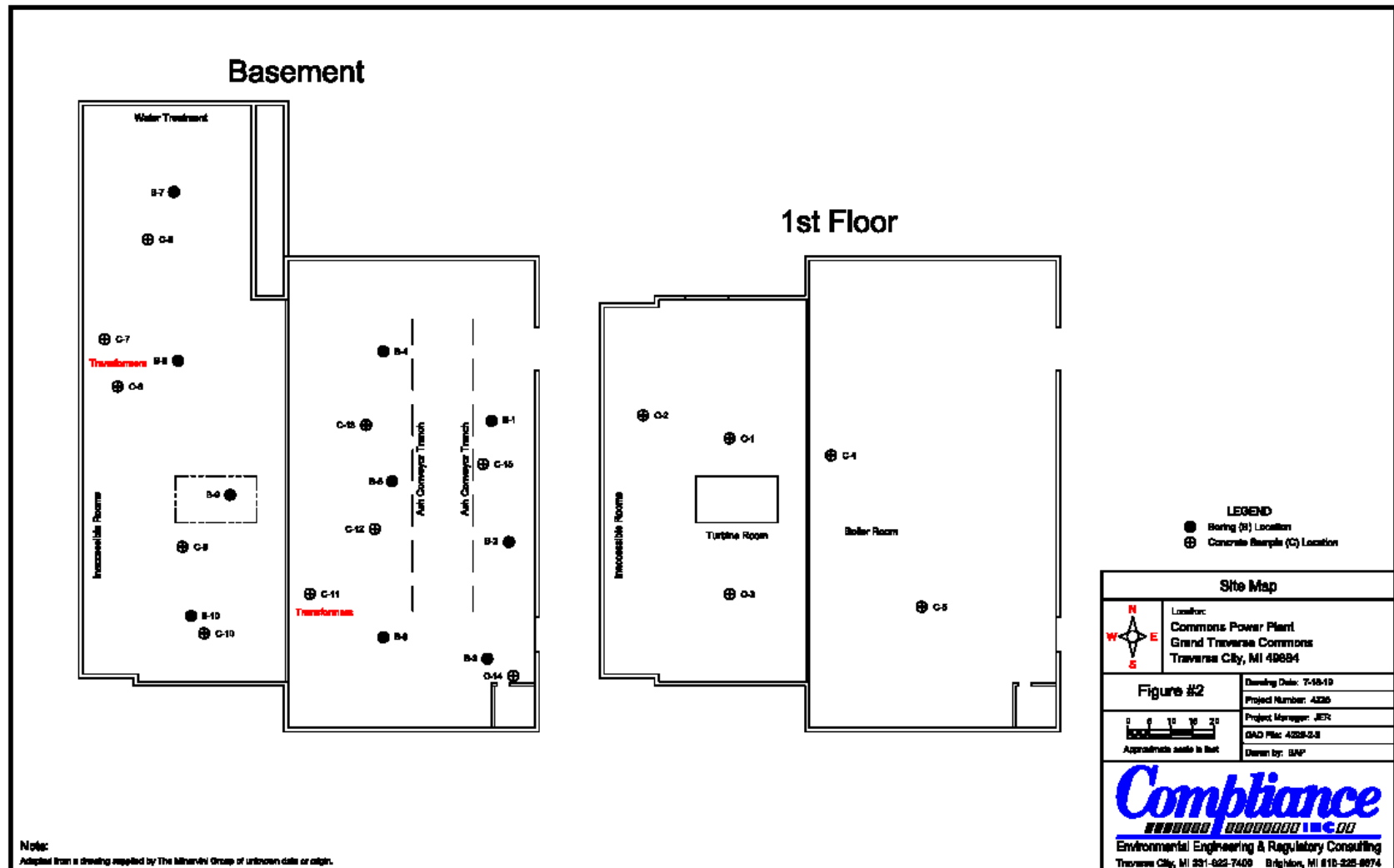
▶ Supplemental Environmental Assessments:



- ▶ Concern about contaminated concrete floors, subsurface soils and groundwater under bldg.
- ▶ Sampling of concrete (15), subsurface soils (10), and groundwater under building (10).

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► Supplemental Environmental Assessments (cont.):



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Supplemental Environmental Assessment Findings:

- ▶ Subsurface soil, fill, coal, coal ash:

 - (1) PCE > GSIP/DC; No PCBs

 - (10) Metals > at least 1 criterion

- ▶ Groundwater:

 - No VOC; (1) Metals > GSI (Se)

- ▶ Concrete:

 - (7) PCBs present: (1) > criteria

 - No PNAs; (7) Metals: (2) > criteria

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- ▶ **Structural Assessments – Phase I (cont.)**
 - Typical structures and equipment whose removal during demolition will require structural reinforcements of building.



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